



**MINUTES  
REGULAR MEETING  
QUEEN CREEK PLANNING & ZONING COMMISSION  
QUEEN CREEK COMMUNITY CHAMBERS  
20727 E. CIVIC PARKWAY  
AUGUST 14, 2019  
6:00 PM**

**1. Call to Order**

The meeting was called to order at 6:01PM.

**2. Roll Call:** One or more members of the Commission may participate by telephone.

Commissioners in attendance: Alleman, Ehmke, Sossaman, Matheson, Young, Spall, and Benson.

**3. Public Comment:** Members of the public may address the Commission on items not on the printed agenda. Please observe the time limit of (3) three minutes. Request to Speak Cards are available at the door, and may be delivered to staff prior to the commencement of the meeting. Members of the Commission may not discuss, consider, or act on any matter raised during public comment.

None.

**4. Consent Agenda:** Matters listed under the Consent Agenda are considered to be routine and will be enacted by one motion and one vote.

**A. Discussion and Possible Action on the July 10, 2019 Planning Commission Meeting Minutes.**

**B. Discussion and Possible Action on P19-0007 David Weekly Homes Residential Design Review.** David Weekly Homes is requesting approval of six (6) new standard plans with five (5) elevation styles to be constructed on 58 lots in Parcel 1-3 of the Harvest at Queen Creek subdivision, located at the southwest corner of Riggs and Gary roads. (Erik Swanson, Principal Planner)

**Motion to approve Consent Agenda:**

**1<sup>st</sup>:** Sossaman

**2<sup>nd</sup>:** Benson

**Vote:** 7-0 (unanimous)

**PUBLIC HEARING:**

**5. Public Hearing and Possible Action on Pegasus Airpark PAD Rezone (Case P19-0074),** a request from Sean Lake, Pew and Lake PLC, on behalf of the Pegasus Airpark Flight Association to rezone approximately 49.44 acres from R1-43/CUP to MU/PAD for continued use of the Pegasus Airpark Flight Association runway and associated hangars, located east of the northeast corner of Empire Blvd and Ellsworth Road. (Kyle Barichello, Planner II)

Kyle Barichello, Planner II, presented the project location. Mr. Barichello presented the history of the original special use permit for the airport use which was issued in 1994 and periodically revised to allow for additional uses. Mr. Barichello summarized the elements of the proposed rezoning request which included a request to rezone the property from R1-43/CUP to Mixed Use (MU) PAD to create a more permanent zoning designation. Mr. Barichello noted that the PAD restricts non-airport related development and uses the Town will have the right to review Airpark operation performance to ensure compliance with the conditions of approval for the case.

A Neighborhood Meeting was held on June 20, 2019 with 29 members of the public in attendance. Staff received 11 letters of support by Pegasus residents and 100% of the hanger owners signed Proposition 207 waivers. Mr. Barichello also noted that no opposition was received regarding the proposed request.

Public Comment: None.

**Motion to recommend approval of Pegasus Airpark PAD Rezone (Case P19-0074), a request from Sean Lake, Pew and Lake PLC, on behalf of the Pegasus Airpark Flight Association to rezone approximately 49.44 acres from R1-43/CUP to MU/PAD for continued use of the Pegasus Airpark Flight Association runway and associated hangars, located east of the northeast corner of Empire Blvd and Ellsworth Road.**

1<sup>st</sup>: Benson

2<sup>nd</sup>: Spall

**Vote:** 7-0 (unanimous)

- 6. Public Hearing and Possible Action on Case P16-0041 “NEC Ellsworth & Riggs Rezone”,** a request from Alan Beaudoin of Norris Design to rezone approximately 19.6 acres from C-1 and R1-35 to C-2 for a future commercial development at the northeast corner of Ellsworth and Riggs roads. (Sarah Clark, Senior Planner/Project Manager)

Sarah Clark, Senior Planner/Project Manager, presented the project location. Ms. Clark noted that the subject site is currently located in Maricopa County and is subject to a pending annexation application. Ms. Clark summarized the existing General Plan land use designation for the site. Ms. Clark summarized the existing and proposed zoning for the site, where the applicant is requesting to rezone the property to C-2 General Commercial to facilitate the development of a Fry's Marketplace and Pharmacy. Ms. Clark summarized the history and the evolution of the proposed request, where the initial application included a request to rezone the property surrounding the site for multi-family residential. Ms. Clark summarized the Neighborhood Meetings held for the project and summarized the public input received. The first Neighborhood Meeting was held on October 13, 2016 with 25 people in attendance, the second Neighborhood Meeting was held on March 21, 2017, with 13 people in attendance and the third Neighborhood Meeting was held on April 30, 2019 with 20 people in attendance. Ms. Clark noted that at the third Neighborhood Meeting, the majority of those in attendance were generally supportive of the proposed request.

Commissioner Sossaman inquired: what is the purpose for requesting the C-2 zoning designation over the C-1 zoning designation? Ms. Clark responded, stating that the anticipated fuel center was one of the purposes for requesting the C-2 zoning designation.

Chairman Alleman asked the applicant if there has been any outstanding opposition. The applicant, Ben Cooper, responded, stating that there has not been any outstanding opposition on the rezoning case.

Commissioner Spall requested clarification on the size of the parcel to be annexed.

**Motion to recommend approval of Case P16-0041 “NEC Ellsworth & Riggs Rezone”, a request from Alan Beaudoin of Norris Design to rezone approximately 19.6 acres from C-1 and R1-35 to C-2 for a future commercial development at the northeast corner of Ellsworth and Riggs roads.**

**1<sup>st</sup>:** Young

**2<sup>nd</sup>:** Ehmke

**Vote:** 7-0 (unanimous)

- 7. An indefinite continuance on this item has been requested by Staff. Public Hearing and Possible Action on P19-0046 Zoning Ordinance Text Amendment, Article 7 Signage**, a request for Zoning Ordinance Text Amendment to Article 7 Signage. (Erik Swanson, Principal Planner)

Erik Swanson, Principal Planner, clarified that Staff is requesting that the case be continued to the September 11, 2019 Planning Commission Meeting.

**Motion to approve continuance to the September 11, 2019 Planning Commission Meeting:**

**1<sup>st</sup>:** Sossaman

**2<sup>nd</sup>:** Benson

**Vote:** 7-0 (unanimous)

- 8. A continuance to the September 11, 2019 Planning Commission Meeting has been requested. Public Hearing and Possible Action on P19-0049 Spur Cross Pad Amendments/P19-0066 Spur Cross MDR Rezoning and Site Plan**, approval to adjust the overall acreage of components within the Spur Cross master planned community by eliminating 33 acres of R1-4, increasing the R1-5 zoning from 98 acres up to 120 acres, reducing the amount of C-1 acreage from 15 acres to 6 acres, and creating a 20 acre parcel of MDR for property located at the northeast corner of Ocotillo and Signal Butte roads. (Erik Swanson, Principal Planner)

**Motion to approve continuance to the September 11, 2019 Planning Commission Meeting:**

**1<sup>st</sup>:** Ehmke

**2<sup>nd</sup>:** Young

**Vote:** 7-0 (unanimous)

### **FINAL ACTION:**

- 9. Discussion and Possible Approval of Queen Creek Station Phase I Comprehensive Sign Plan (Case P19-0119)**, a request from Taylor Jones, Trademark Visual, for approval of a Comprehensive Sign Plan at a commercial development on approximately 2 acres, located at the northeast corner of Ellsworth Loop Road and Walnut Road. (Steven Ester, Planner I)

Steven Ester, Planner I, presented the location of the project site. Mr. Ester presented the proposed requested deviations which included:

- A request to increase the freestanding monument sign height from 8-feet to 10-feet
- A request to allow for 1.5 square feet per lineal foot of building storefront and/or elevation for frontage, side, and rear walls
- A request for tenants occupying less than 33-feet of storefront and/or building elevation to be permitted a minimum of 50 square feet of sign area per elevation.

Commissioner Young inquired: what is the purpose behind the request for the taller sign along Ellsworth Loop Road? Mr. Ester deferred to the applicant. The applicant, Taylor Jones of Trademark Visual, responded, stating that the additional height is needed for tenant visibility as vehicles climb up the underpass.

Chairman Alleman inquired: how many monument signs are permitted by code? Mr. Ester responded, stating that two monument signs are permitted.

**Motion to approve Spall Queen Creek Station Phase I Comprehensive Sign Plan (Case P19-0119), a request from Taylor Jones, Trademark Visual, for approval of a Comprehensive Sign Plan at a commercial development on approximately 2 acres, located at the northeast corner of Ellsworth Loop Road and Walnut Road.**

1<sup>st</sup>: Spall

2<sup>nd</sup>: Ehmke

**Vote:** 7-0 (unanimous)

**ITEMS FOR DISCUSSION:**

**10. Discussion on P19-0046 Zoning Ordinance Text Amendment, Article 7 Signage**, a request for Zoning Ordinance Text Amendment to Article 7 Signage. (Erik Swanson, Principal Planner)

Erik Swanson, Principal Planner, summarized the purposes for the update to Article 7 “Signage” of the Zoning Ordinance.

Mr. Swanson summarized the four types of temporary signs included in the Ordinance. Mr. Swanson summarized the existing and proposed language for temporary banners. Commissioner Young asked for clarification on the 90-day cumulative requirement. Commissioner Young inquired about the temporary banner size for big box users. Commissioner Matheson inquired about the application of the Planning Administrator deviations. Commissioner Spall inquired if a permit required? Mr. Swanson responded, stating that yes a permit is required.

Mr. Swanson summarized the existing and proposed language for open house and garage sale signs. Chairman Alleman inquired if an open house ends on Saturday, would the real estate agent have to pick up the sign that evening and then place it back outside the next day? Mr. Swanson responded, stating that was correct.

Mr. Swanson summarized the existing and proposed language for a-frame signs.

Commissioner Sossaman inquired: how would the proposed regulations for a-frame signs apply to inline shops building with multiple tenants where each tenant could have multiple signs? Commissioner Sossaman inquired if this could create pedestrian conflicts. Mr. Swanson noted that the proposed ordinance would still include a requirement to maintain at a minimum 5-foot sidewalk for pedestrian movement and there is a minimum separation distance of 10-feet for a-frame signs.

Commissioner Benson suggested that if the storefront is less than 30-feet in length then only 1 sign might be permitted. Mr. Benson also expressed potential pedestrian concerns. Mr. Swanson also added that in an inline suite situation, the a-frame signs could only be placed within their building envelope.

Chairman Alleman presented an example store location, where the suite was an end cap of a shops building. Mr. Swanson noted that there a limit for two A-Frame signs per wall plane, so six a-frame signs would be permitted for an end-cap shop.

Mr. Swanson summarized the existing and proposed language for development and residential subdivision signs.

Mr. Swanson also summarized the other general clean-up and updates to Article 7 “Signage” of the ordinance, which included:

- Provided language allowing for minor deviations upon approval of the Planning Administrator;
- Increased height allowances for entry monument signs;
- Increased amount of freestanding monument signs allowed for single-user sites;
- Removed content-based sign language;
- Reduced requirements for Political Signs to be in compliance with State statutes.

Commissioner Sossaman: will the new language also focus on larger banners in industrial developments? Mr. Swanson responded, stating that the signage is not district based, but the new language provides for larger temporary banners in certain situations.

## **ADMINISTRATIVE ITEMS**

**11. Summary of Events from members of the Commission and staff.** The Commission may not deliberate or take action on any matter in the “summary” unless the specific matter is properly noticed on the Regular Session agenda.

Erik Swanson, Principal Planner, acknowledged Chairman Alleman’s resignation from the Planning Commission, as he and his family are moving to Mesa.

## **12. Adjournment**

**Motion to adjourn at 7:09PM:**

**1<sup>st</sup>:** Benson

**2<sup>nd</sup>:** Young

**Vote:** 7-0 (unanimous)